

Cashmere Ward

Community Profile

April 2025



Old Stone House, Cracroft



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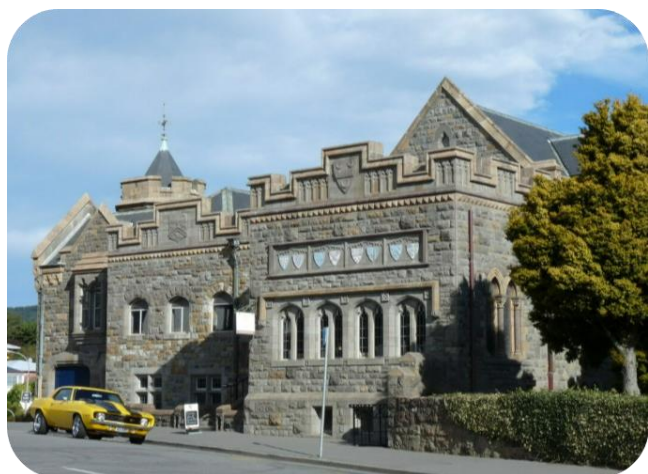
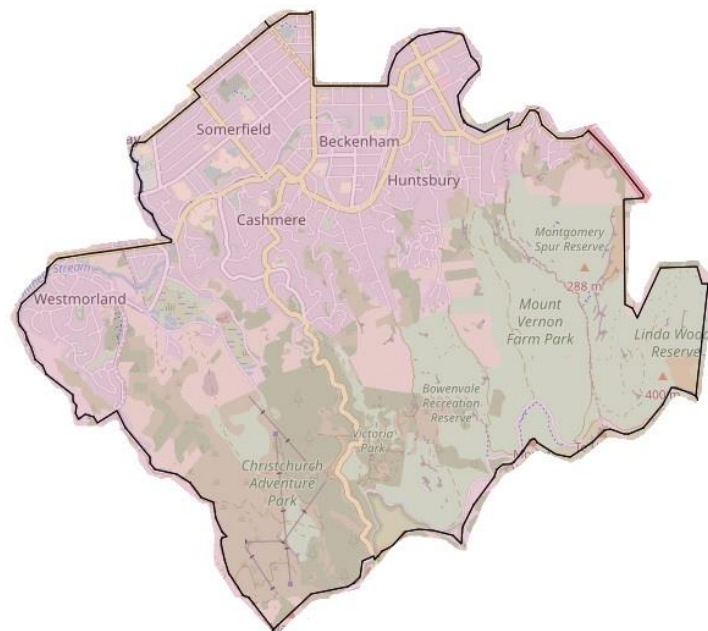
Pool at Pioneer Recreation and Sport Centre

Profiles compiled by the Community Support and Partnerships Unit, Christchurch City Council

***New Zealand Index of Deprivation (NZDep)**

The NZDep is an area-based measure of socioeconomic deprivation in Aotearoa New Zealand created by Otago University. It measures the level of deprivation for people in each small area. It is based on nine Census variables. To read more about the variables used and view maps in more detail, visit <http://www.ehinz.ac.nz/indicators/population-vulnerability/socioeconomic-deprivation-profile/>

Ward Area Overview



Sign of the Takahe, Hackthorne Road

The Cashmere ward includes the suburbs of Westmorland, Cracroft, Somerfield, Cashmere, Beckenham, Huntsbury, St Martins and Murray Aynsley/Hillsborough area on the western side. The southern area of Cashmere spans the Port Hills up to the Summit Road and contains regional parks valued as environmental and recreational assets to the city, some agricultural properties, and emerging housing developments.

The Ōpāwaho/Heathcote River is a major natural feature of the area that journeys through residential neighbourhoods. Special heritage buildings in the Cashmere Ward include stone construction churches, the Sign of the Takahe, and the Old Stone House. Dyers Pass Road provides a key route to Banks Peninsula.

There is a shopping and service amenities centre in St Martins and residents also access the mall and services on Barrington Street in the adjacent Spreydon Ward.

South Library and Service Centre in Beckenham also known as Te Kete Wānanga o Wai Mōkihi, is being rebuilt as Ōmōkihi South Library and Customer Service Hub and is scheduled to open in December 2026. The temporary South Library is operating from The Colombo shopping centre. The temporary Customer Service Centre is operating from Pioneer Recreation and Sport Centre. Three general practice/medical centres are located in the ward. Most housing is privately owned, and household incomes tend to lie in middle to high levels.

The resident population in 2023 was 26,268 and there were 10,095 occupied dwellings. While there are proportionately slightly more people in the under 15 years and over 65 years age groups than Christchurch as a whole, the difference in the 15-64 years (63.4 per cent compared to 67.1 per cent).

Facts and Figures

Cashmere Ward 2023 Census

26,373

Population

42.8

Median
Age

6,753

Dwellings

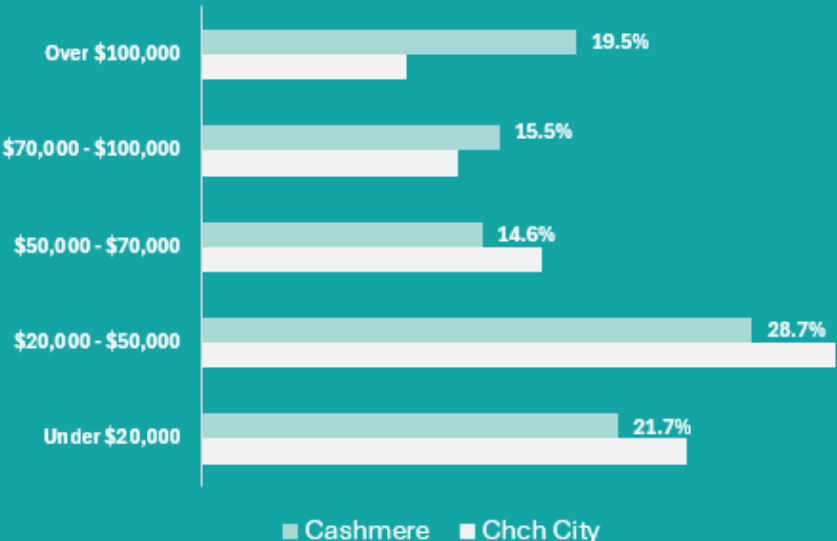


Cultural Diversity

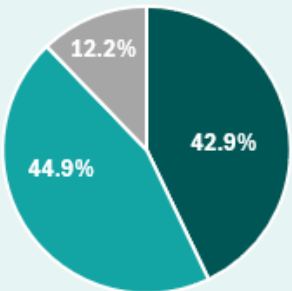
90.1%	European
7.5%	Māori
1.8%	Pacific Peoples
6.6%	Asian
1.6%	MELAA



Personal Income



Family Type



- Couple without Children
- Couple with Child(ren)
- One Parent with Child(ren)

Businesses

Approximately
2,730 businesses
employing
5,309 people
(Feb 2024)

Community Infrastructure



13

Community development/support organisations

40+

Sport/recreation groups

9

Faith-based organisations

8

Schools

1

Community-owned facilities

4

Council-owned facilities

5

Residents' Associations

1

Council library

Facilities and Amenities

- 1 Council library: South Library
- 1 Council Service Centre: Beckenham
- 2 Council-owned social housing complexes with 53 units
- 2 shopping centres: Beckenham, St Martins
- 8 schools: 6 primary, 1 secondary, 1 composite year 1-13
- Major sport and recreation amenities: Pioneer Recreation and Sport Centre, Victoria Park, Christchurch Adventure Park

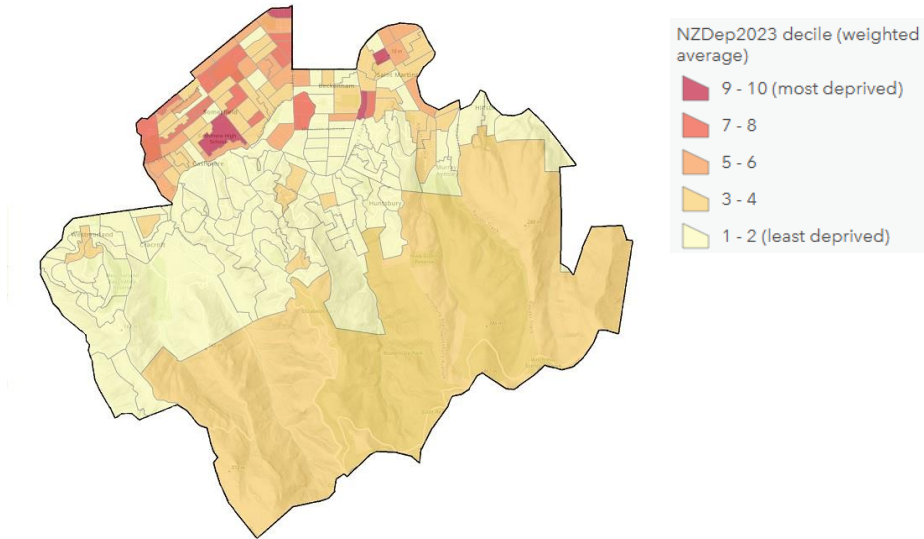
The Cashmere Ward is supported by a vibrant network of community-focused groups and facilities that foster wellbeing and social connection. Over 40 sport, recreation, and leisure groups provide residents with opportunities to stay active and engaged.

Thirteen community development organisations and nine faith-based groups offer a range of support services, while eight schools serve as key hubs for families. Community infrastructure includes four Council-owned facilities and one community-managed centre, alongside a Council-owned library and a volunteer-run library.

Five active Residents' Associations - Huntsbury, Sommerfield, Westmorland, Cracroft, and Beckenham play an essential role in neighbourhood representation and local initiatives.

A major change in the area was the closure of Princess Margaret Hospital, which operated from 1959 until December 2024. Its final service, Child, Adolescent, and Family Outpatients, moved to a new facility at Hillmorton Hospital. The closure was driven by the hospital's distance from the city centre and the shift towards more modern, centralised mental health services.

Socio-economic Deprivation Index



The scale of deprivation ranges from 1 to 10:

- 1 represents the areas with the least deprived scores.
- 10 represents the areas with the most deprived scores.

Relative to the rest of Christchurch City, Cashmere Ward had lower levels of deprivation overall.

In the Cashmere ward, around 2 per cent of the population lived in the 'most deprived' areas (i.e. deciles 9 and 10), compared with 16 per cent of all of Christchurch City's population.

Around 56 per cent of this ward's population lived in the 'least deprived' areas (i.e. deciles 1 and 2), compared with 22 per cent of all of Christchurch City's population.

In 2023, Cashmere Ward showed slightly higher rates of full and part-time employment compared to the wider Christchurch population. Notably, 19.5 per cent of working-age residents earned over \$100,000 annually nearly double the Christchurch average of 10.7 per cent, highlighting the area's higher income profile.

Weekly rent costs in Cashmere are also higher, with 61.2 per cent paying between \$400–\$799, compared to 53.2 per cent citywide.

While the hillside suburbs like Cashmere and Huntsbury rank among the least deprived, pockets of higher deprivation exist, particularly toward the northern parts of the ward.

Property prices also reflect this contrast: Cashmere leads with a median sales price of \$1,105,000, while Hillsborough sits at the lower end at \$712,000, showcasing the ward's socioeconomic diversity.

There are 89 social housing units managed by the Ōtautahi Community Housing Trust and 105 Kāinga Ora properties.

Strengthening Communities Together Strategy

This section of the Community Profile provides a narrative of the ward in relation to the four Pillars of the strategy. You can view the full strategy document on the Council's website by clicking [here](#).



Te Pou Tua Tahi: Te Tāngata

Pillar 1: People

The city actively promotes a culture of equity by valuing diversity and fostering inclusion across communities and generations.



Summer with your Neighbours event with the Beckenham Neighbours Association

The Cashmere Ward area has a wide range of community programmes and activities available to local residents. These include a variety of recreational and leisure groups and local support groups which offer practical help to residents. There are a number of local organisations who make their facilities available for the community to use to undertake their activities.

Community and neighbourhood surveys have indicated a positive sense of community across residents in the Cashmere Ward, where home tenure tends to be long term and owned rather than rented. Residents' groups encourage place-based identity and pride through regular communications about current social activities, new developments, and historical features. Resident groups are encouraged to present ideas, issues, and updates to the Waihoru Spreydon-Cashmere-Heathcote Community Board meetings.

Community projects and organisations in Cashmere Ward are primarily community inspired, instigated and led. Groups such as the Port Hills Trust and the Ōpāwaho/Heathcote

River network attract support from a broad range of stakeholders and provide multiple avenues for local and city-wide volunteers of all ages to take part in environmental restoration and protection of natural assets and bio-diversity.

Street or localised gatherings of neighbours in Cashmere are encouraged with a small Summer with Your Neighbours subsidy from the Community Board.

The Waihoru Spreydon-Cashmere-Heathcote Community Board supports young people in the area with the aim of cultivating leadership and citizenship, for example: the Spreydon-Cashmere-Heathcote Youth Development grant scheme contributes to cost incurred by young people as they grow and excel in sporting, cultural, and other personal growth activities.

The Waihoru Community Board supports and engages with the Age Friendly committee whose members support and advocate on behalf of older adults. Board members regularly attend residents' group meetings to learn about and discuss local views, aspirations and issues.



Te Pou Tua Rua: Te Whenua

Pillar 2: Place

We support and help build connections between communities and their places and spaces to foster a sense of local identity, shared experience and stewardship.



South Christchurch Farmers Market

The Cashmere Ward is well serviced by public transport and a range of businesses including Beckenham and St Martins Shopping Centres and a good number of medical centres.

The ward has several cycleway projects that are planned or underway. This includes a cycleway connection with Westmorland.

The Ōpāwaho/Heathcote River has benefitted from continued flood risk management works and riparian enhancements that improve its residential areas.

Population in the ward was 21,615 in 2018 and increased to 26,268 by 2023, representing a rise of 4,653 people over five years. This marks a growth rate of approximately 21.5 per cent, indicating a steady and significant increase in the ward's population.

In partnership with the Christchurch Beautifying Association, the Waihoru Spreydon-Cashmere-Heathcote Community Board funds and hosts Community Pride Garden Awards for residents who contribute to attractive street environments by cultivating high quality decorative gardens. The large number of award recipients shows that people in Cashmere take pride in their gardens and enjoy contributing to the beautification of the city.



Somerfield Community Centre



Te Pou Tua Toru: Te Mahi

Pillar 3: Participation

Residents and groups in the wider community are socially and actively engaged and able to initiate and influence decisions affecting their lives.



Community planting day on the Port Hills

Local residents' associations play a vital role in shaping the identity and wellbeing of the ward, acting as a bridge between the community and decision-makers. Across the ward, individuals, community groups, and sports and interest organisations actively contribute to local governance.

Residents and groups regularly attend Community Board meetings, presenting deputations or participating in public forums to voice concerns, share ideas, or advocate for their neighbourhoods. This reflects an understanding of Council processes and a shared commitment to shaping a better future for all.

The ward is home to a number of active residents' associations, each contributing uniquely to their local areas.

The Cashmere Residents' Association has made a significant impact through projects like Predator Free Cashmere, environmental enhancement, and community resilience initiatives following the Canterbury earthquakes.

The Cracroft Residents' Association provides a platform for community advocacy and fosters strong neighbourhood connections.

Westmorland Residents' Association is similarly active, ensuring the voices of its community are heard in planning and development matters.

The Opāwaho Heathcote River Network (OHRN) is another key player, bringing together community members, groups, and stakeholders to restore and protect the health of the river that flows through many parts of the ward. Through advocacy, collaboration, and practical environmental action, OHRN demonstrates the power of community-led initiatives in driving positive change.

This culture of involvement is further demonstrated by Census 2023 data, which showed that over 3,100 people (aged 15+) from the Cashmere Ward area volunteered for an organisation, group, or marae. This remarkable level of participation highlights a strong sense of civic pride and collective responsibility - qualities that continue to enrich the ward and make it a highly engaged and resilient place to live.



School students presenting to the Community Board



Te Pou Tua Rua: Te Whenua

Pillar 4: Preparedness

People feel safe in their communities and neighbourhoods and work together to understand, adapt and thrive in the context of change and disruption.

Climate Change Resilience

Climate change is the biggest challenge of our time. It is already affecting our weather, health and wellbeing, natural environment, taonga species, mahinga kai, food production, biosecurity, infrastructure, and the economy.

The Christchurch City Council is responding to climate change in Ōtautahi Christchurch by working towards targets for reducing emissions, and by helping our communities prepare for and adapt to our changing climate.

Key risks identified include hot weather and drought, strong winds, wildfires, heavy rain and flooding, and rising sea level, coastal and ocean changes.

The Cashmere Ward is exposed to a range of natural and environmental risks, including flooding from the Ōpāwaho/Heathcote River, earthquakes, landslips on the Port Hills, and increasingly severe weather events linked to climate change.

This area faces key risks from changing and extreme weather patterns, including fire and drought, as well as more intense rainfall, which threaten ecosystems and put pressure on built infrastructure through flash flooding. In additional areas closer to the hills are at higher risk from wildfire, landslides, erosion, and gullyng, which impact both natural habitats and built assets, with sedimentation further degrading waterways.

Key to the ward's resilience are the Cashmere Residents Emergency Support Team (CREST) and the Somerfield Cashmere Emergency Response Team (SCERT). These volunteer groups are trained to activate Community Emergency Hubs when needed.

In addition to emergency readiness, the ward has placed growing emphasis on climate resilience and neighbourhood wellbeing. This includes support for initiatives like riverbank restoration and flood mitigation projects along the Heathcote River, tree planting and erosion control on the Port Hills.



Emergency pack example prepared by the Cashmere Residents Emergency Support Team (CREST)

Key Community Issues

Issue	Actions being taken
South Library	<p>Following the earthquakes in 2011, it was determined that the South Library and Customer Service Hub building, known as Te Kete Wānanga o wai Mōkihi, was beyond repair, leading to the decision to construct a new facility. The new building will be called Ōmōkihi, a name gifted by Ngāi Tūāhuriri.</p> <p>The new Ōmōkihi facility will offer a library, customer services, a learning center, a cafe, governance spaces, and meeting rooms. Additionally, plans are in place to install a Pump Track and Basketball Court in the surrounding vicinity.</p>
Fire risk and preparedness on the Port Hills	<p>The Community Board have held community information sessions around fire preparedness. Residents' groups have also held awareness raising sessions.</p>
Road Safety	<p>The Community Board continue to advocate for the improvement of roads in Cashmere.</p>
Predator Free Port Hills	<p>The Community Board has supported Predator Free Port Hills by providing funding and resources to local groups involved in the project. They have also offered grants to community organizations that contribute to community well-being in the Christchurch area.</p>
Cycleway Developments	<p>The Te Ara O-Rakipaoa Nor'West Arc cycleway is advancing in Cashmere and establishing connections to surrounding areas. The southern segment, which extends from Cashmere to Upper Riccarton, is nearly finished.</p> <p>The entire Nor'West Arc, stretching from Cashmere to Papanui, is expected to be fully operational by mid-2030, supported by a budget of \$26.6 million for its completion.</p>

Issue	Actions being taken
<p>Ki uta ki tai – from the hills to the sea Ōpāwaho Heathcote River</p>	<p>Ōpāwaho Heathcote River Network - The Board granted \$102,000 from Better Off funding towards an Integrated Pest Plant Management Project. This partnership brings together the community and council staff to better manage and where possible eradicate pest plants that threaten the water quality of the Ōpāwaho River and its surrounding environment.</p> <p>The Council has allocated, \$5 million (CAPEX of \$500,000 per year) over 10 years to provide necessary expertise to develop the Lower Ōpāwaho /Heathcote River Guidance Plan into an implementation plan with prioritised projects.</p> <p>The Council allocated \$1.7 million in the first three years of the LTP for the habitat restoration/pest control programmes for Coastal and Plains and Port Hills and Banks Peninsula.</p> <p>Port Hills Management Plan. The Board has met with interested community groups about the proposed plan. This has helped gain some shared understanding about their aspirations for the plan and assist them to advocate clearly when the planning processes begins.</p> <p>The Board granted \$56,534 of Better Off funding to the Summit Road Society towards Port Hills planting, in Linda Woods Reserve increasing biodiversity and sedimentation prevention.</p>